



Woodstock, Vermont *The Shire Town of Windsor County*

TOWN-VILLAGE MANAGER GOVERNMENT

Town Hall • P.O. Box 488 • Woodstock, Vermont 05091 • 802/457-3456

**DESIGN REVIEW BOARD
DRAFT MINUTES
May 15, 2019**

Members Present: Jeff Bendis, Don Olson, Jack Rossi, Beverly Humpstone
Members Absent: Nancy Sevchenko
Others Present: Lauran Corson, William Corson, Eva Douzinas Vejo, Susan Ford,
Francine Monaco, Nathaniel Worden, Beth Finlayson, Donald
Grincewicz, Michael Brands

I. CALL TO ORDER

Chair Bendis called the meeting to order at 4:00 p.m.

II. PUBLIC HEARING

A. V-3448-19 Lauran and Bill Corson

The application is for Design Review approval to replace front storm door. The property is located at 18 Pleasant Street and zoned Residential High Density / Design Review.

Mr. and Mrs. Corson presented the application.

The Board reviewed photographs of the front facade and a cutsheet of the door.

Owners wish to replace an old aluminum storm door on the main entrance.

A wood framed arts and craft style door was selected.

A full-length tempered glass with transom like border all around would be centered.

After discussion, the Board recommended the request be considered a minor application with permit issued via an administrative permit.

B. V-3450-19 Frost Mills Nominee Trust

The application is for Design Review approval for a new home. The property is located at 34 Elm Street and zoned Residential Low Density / Design Review.

Ms. Monaco, principle architect, presented the application. Ms. Vejo, owner, Ms. Ford, attorney, and Mr. Worden, architect, aided the presentation.

The Board reviewed numerous renderings and site plans.



The architect brought a large model of the project complete with topo-line references. The Board reviewed the model in relation to neighboring homes.

The home site is somewhat narrow with a steep slope down to the river. The entrance would be from Elm Street. The Elm Street end would be heavily screened with the home built back towards the slope. A garage is proposed between home and street which would further screen the home.

The building envelope for the three-story home measures 86' x 46' excluding terrace areas. The garage measures 22' x 28'.

The landscaping as drawn is only illustrative. A finalized landscaping plan would be submitted for review at later date.

A neighboring condo owner, Mr. Grincewicz, noted concerns with the sloped area of a former cottage. When the permit was issued to remove the cottage, the land was to have been seeded and mulched to create a lawn area. The lawn never took hold and is now a mud filled site. The Town Planner was asked to look into the situation.

The owner confirmed there would be no work on the site of the former cottage. She did agree to resolve the mud issue.

The Board reviewed the proposed building materials.

The main bulk of the home would be sided with brick, possibly washed with cement to compliment the brick condo located further south. The corner bricks would be staggered and placed on a higher profile as an accent. The main roof would be slate.

The ells off the main structure would be sided with 8" horizontal boards. The roofs of these would be metal standing seam.

The architect stated the ells and porches are meant to present a different look and are not meant to mesh perfectly with the main house.

Ms. Humpstone noted the dormers off the main roof are placed too high, appearing to tie into the top of the main roof ridge.

It was also noted that siding on the dormers is a series of panels that stand out. Panels are used throughout the design, also serving as a roof railing along the various porches.

The paneled trim along the porch roofs is built to handrail height and not to a safety height. An inner railing would be placed for safety purposes.

The terrace roofs are built as green roofs and would be seeded with Sedum. The roofs have been designed to support regional snow loads. The Sedum would be left to grow and is not meant to be cut.

The issue of snow was discussed. The proposed roof materials, slate and metal, facilitate snow drop. This could be an issue for underlying decks and terrace areas. The landscaping plan does not appear to allow for snow storage and accumulation.

Windows were discussed. There are many styles used throughout the design.

Double hung 6:9 units are proposed for brick facades. Terrace areas have larger windows meant to capture outdoor views.

The issue of outdoor mechanicals was questioned.

The Board read the letter from Mr. & Mrs. Clyde, neighbors to the north. They are concerned with both setback issues and outdoor mechanicals.

There would be no heat pumps or air conditioners. The home would use geothermal units to provide both heating and cooling.

The Town Planner noted the VDRB had reviewed the setbacks briefly at their May 8, 2019 meeting. The VDRB questioned whether the terrace areas on the north side of the property were meant to have retaining walls or other means of support.

The architect noted the stonework as drawn is meant to be a sitting wall, +/- 18" tall and is not a retaining wall. Terraces would be built flush to ground level, although there would be steps placed on the eastern slope.

A picket fence is proposed along Elm Street. A photo of a fence was reviewed.

Mr. Olson noted the fence placement is important for the streetscape as it continues the series of fences that run along Elm Street.

The garage would have stone siding with a granite roof. It would house vehicles in the main part with a small potting shed to the east. The upper floor would serve as an art studio / office area in the future.

Ms. Humpstone stated the garage is not located close to the house. This could be an issue in inclement and cold weather.

There were no lighting details provided.

The architect noted these could be provided with the landscaping plan for review at a later date.

Driveway materials were discussed. The architect felt hardpack would be used.

Mr. Olson suggested a cobbled drive near the garage may work.

Mr. Rossi suggested using a chip seal (asphalt with stone on top) in certain areas. This works well in the more used areas and meshes well with hardpack.

The Board suggested contacting a snow removal person to better understand snow management as the landscaping plan is finalized.

The applicant stated this current review is for comment and not meant to be a final review. The architect hopes to take comments and work them into the design as needed.

The Board noted the following concerns.

Ms. Humpstone feels the dormers as drawn need more work. They appear to be placed too high and out of balance with the rest of the roof.

The use of panel motifs, especially on the dormers and the porch and terrace railings does not represent the simpler architect style of Woodstock. The panels have a Tudor quality not found in Woodstock.

A landscape and lighting plan will be required to better understand these two elements.

The issue of snow needs further study.

The hearing was continued, to allow time for the issues noted above to be discussed.

III. OTHER BUSINESS

A. Woodstock Congregational Church - Elm Street

The church wishes to change rear west facing doors to steel, one window security doors. The church and associated day care have been broken into via the rear doors. The new doors will have one slender vertically placed rectangular window. The top half of the current doors is essentially all glass. Although the church recognizes that the door is somewhat modern in style it is meant for security purposes. Both doors are located on the rear of the church well away from neighboring views. They cannot be seen by the passing public and is in an area which is well screened with mature lilac bushes and other shrubs.

After discussion, the Board recommended the request be considered a minor application with permit issued via an administrative permit.

B. EDC - Street Furniture

Ms. Finlayson, speaking for the Economic Development Committee, showed the Board various proposals for street furniture. All proposals would be paid for via the EDC 1% funds.

A photograph of a teak park bench was viewed. Sixteen of these are proposed: 2 in front of Bentleys, 2 on the remaining patio area of the former Pi Pizza, 2 at Teagle Landing and 10 on The Green. The benches on The Green are old and in need of replacement. The Board asked if these were for seasonal use. Teak can be left out the full year.

Flowerpots are proposed for placement at various crosswalks in the immediate downtown. The 32" tall poly pots are meant to resemble terra cotta. They would be planted with flowers and placed in groups of 2-3 in the bulb-like areas at the end of each crosswalk. The items are meant to increase safety at the crosswalks. They would be placed from Memorial Day to October 30th. The Board recommended that flowers not be too tall and that they should last the season. Money is available to add soil and flowers every year. The issue of maintenance and potential damage to the pots was raised.

The third item is to replace the trash and recycling containers. Numerous containers were reviewed. The Board noted preference for the units on Page 2, as they appear to be less bulky and less noticeable than the other presentations. The photographs of the units did not have dimensions. The Board suggested capacities of the units and dimensions should be obtained. Mr. Olson noted that the Town Manager, in earlier discussions, asked that feet be placed on the units to elevate them off the ground slightly.

IV. NEXT MEETING

The next meeting is scheduled for June 5, 2019.

V. ADJOURNMENT

The Board adjourned at 5:45 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner

